





YOU WILL LOVE THIS!... This beautifully presented 2/3 bedroom detached coach house on Lindley Avenue occupies a fantastic plot and would make a fantastic home for any couple or growing family.

On the ground floor you'll find a versatile reception room/bedroom, which currently lends itself very well as a beauty salon, with a separate WC, which is ideal for when you have guests over. There is also a sleek utility room which complements this home very well and comes complete with a range of modern gloss units and cabinetry, with work surface over and inset sink.

Now let's head onto the first floor where you'll find the main living area, a stunning open plan lounge/kitchen/diner which offers a great space for you to enjoy with family and friends. Finished to an enviable standard, this room boasts modern decor throughout with two windows to the rear, allowing for ample natural light to flood through, as well as a built-in breakfast bar, which will certainly come in handy! Moving on from here you'll find two bedrooms and a family bathroom fitted with a suite in white.

Outside you'll find a lovely garden which is a credit to its current owners, with a spacious patio seating area for alfresco dining and barbecues, as well as a neat lawn with wall surround, offering a degree of privacy. The property also offers an allocated parking space to the rear.

You don't want to miss out on this one, so call now to arrange a viewing!







Entrance Hallway With cupboard for additional storage, staircase leading to the first floor and access to;

Utility Room 6'10" x 9'4"

Complete with a range of modern units and cabinets with work surface over and inset sink. With space and plumbing for a washing machine/tumble dryer. With window to the rear elevation

Ground Floor Bedroom/Beauty Room 8'3" x 13'11"

With window to the front elevation and a door leading nicely into the WC for added convenience

First Floor Landing With spacious cupboard for additional storage, window to the side elevation and access to;

Kitchen 6'3" x 19'5"

Complete with a range of modern units and cabinetry with complementary work surface over and inset double sink. With built-in breakfast bar and window to the rear elevation

Living Room 10'5" x 19'3" Spacious seating area and windows to the front and the rear, allowing for ample natural light to flood through

Bedroom One 8'9" x 14'9" With cupboard for additional storage and windows to the front elevation Bedroom Two 7'10" x 8'9" With window to the front elevation

Bathroom 6'3" x 7'2"

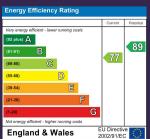
Complete with panelled bath with modern screen and overhead shower, low flush WC, wash hand basin and window to the rear elevation

Outside

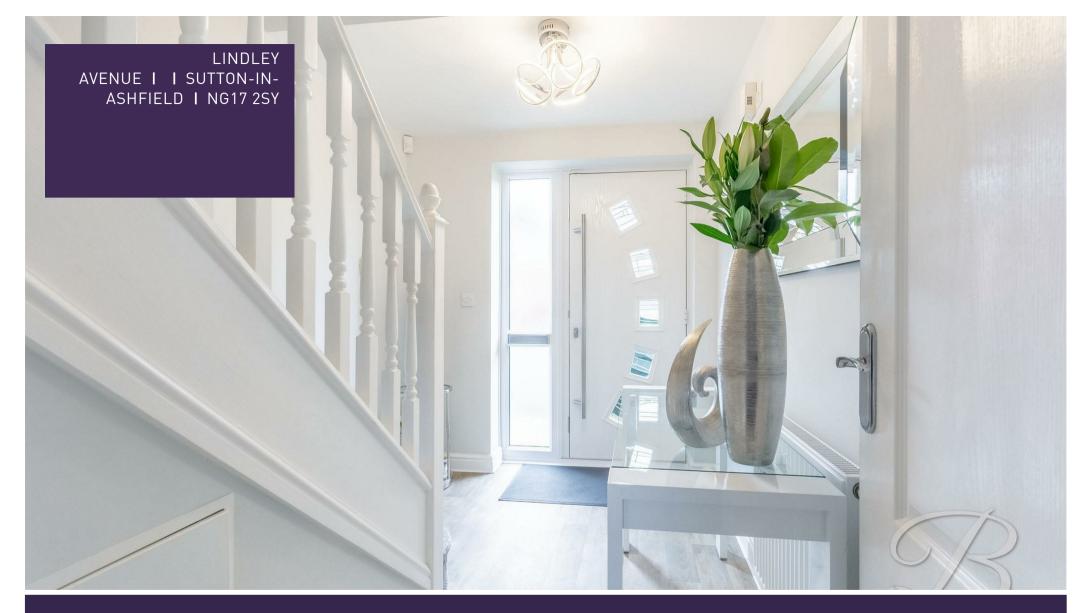
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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